



MEMORANDUM

CITY OF WATERTOWN, NEW YORK – PLANNING OFFICE
245 WASHINGTON STREET, ROOM 304, WATERTOWN, NY 13601
PHONE: 315-785-7730 – FAX: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Zone Change Request – 835 Coffeen Street, Parcel 8-11-105 & -106

DATE: August 31, 2011

Request: To change the approved zoning classification of 835 and 839 Coffeen Street, parcels 8-11-105 and 8-11-106, from *Residence B* to *Neighborhood Business*

Applicant: Imelda Bear

Owner: James and Imelda Bear, Monika Harra

SEQRA: Unlisted

County review: Not required

Comments: The applicant wishes to operate a Filipino and Hispanic Grocery store at 835 Coffeen Street. The current zoning designation, Res B, does not allow this use. The applicant has petitioned to rezone her parcel, and the adjacent parcel to the west, to Neighborhood Business. There is no indication that the applicant has contacted the other affected property owner.

Many other similar parcels along the southern margin of Coffeen Street are already zoned NBD. This zone change would bring essentially every Coffeen Street frontage west of the Kostyk Field entrance drive into the NBD classification.

Incidental to this zone change request, the applicant should be aware that the current configuration of the parcel is unlikely to facilitate the City's minimum parking requirements. Assuming 1000 square feet of retail space, 5 parking spaces would be required—the existing driveway can only store a single vehicle without double-parking. These concerns may be addressed by Code Enforcement during the construction permitting process, but may require action by the Planning Board at a later date, if review thresholds are exceeded.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II

Imelda Bear, 835 Coffeen St
Monika Harra, 839 Coffeen St